

DOWNTOWN MESA & REDEVELOPMENT TOOLKIT UPDATE

City Council – Economic Development Committee

June 8, 2026

Jeff McVay

Manager of Urban Transformation









The Grove on Main – 285 Units



Eco Mesa – 102 Units



Forge Tower – 176 Units



2nd Avenue Commons – 144 Units



Melody on Main – 335 Units



Residences on Main – 198 Units



Edge on Main – 400 Units



The 233 Suites – 76 Key Hyatt Autograph



Legacy Square – 110 Units

Completed Facades



Upcoming Facades



Project Overview

19 properties

2 façade improvements complete

4 facades to begin construction soon

Remaining façades to be constructed **through 2027**

Spirits and Brewing



Multiple Gold Medals – San Francisco World Spirits Competition



2024 Arizona Brewery of the Year

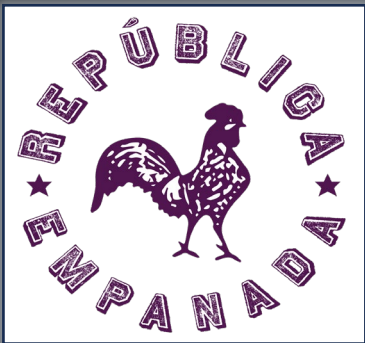


James Beard Semi-Finalist 2024 & 2025



Best Cidery & 2026 USA Today Best Cidery

Food & Sweets – Phoenix Magazine Best of The Valley 2026



Best Empanada



Best Ice Cream

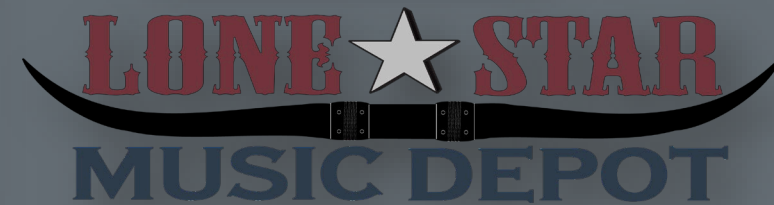
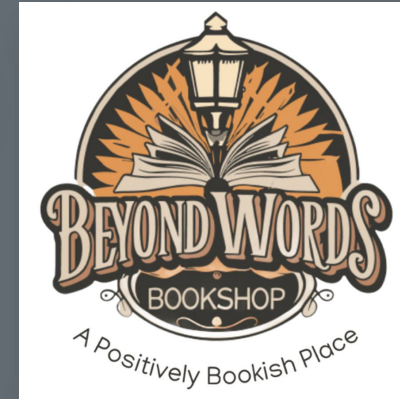
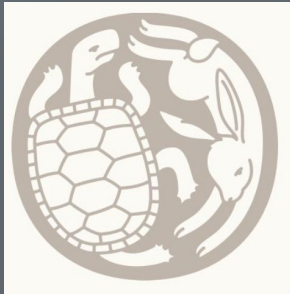


2022 – 2024 Best of Valley Women's Boutique



Best Taco & Best Quesadilla

RECENT ADDITIONS AND COMING SOON



LOOKING FORWARD



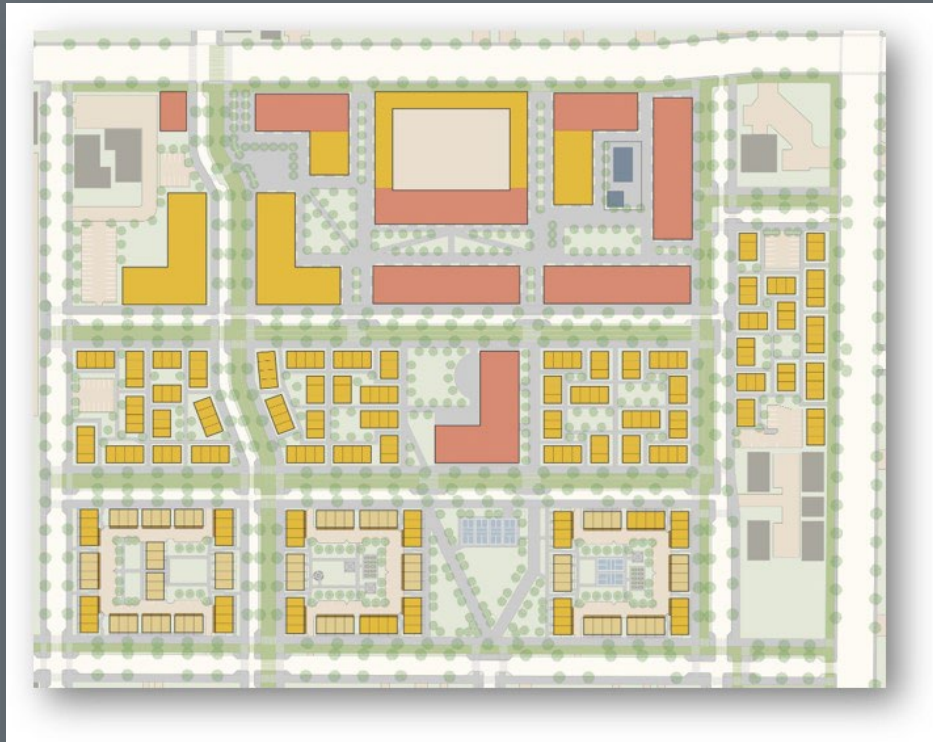


Next Steps

June 8, 2026: City Council action on Lease

October 2026: Complete construction

January 2027: Commence Incubator programming



Project Timeline

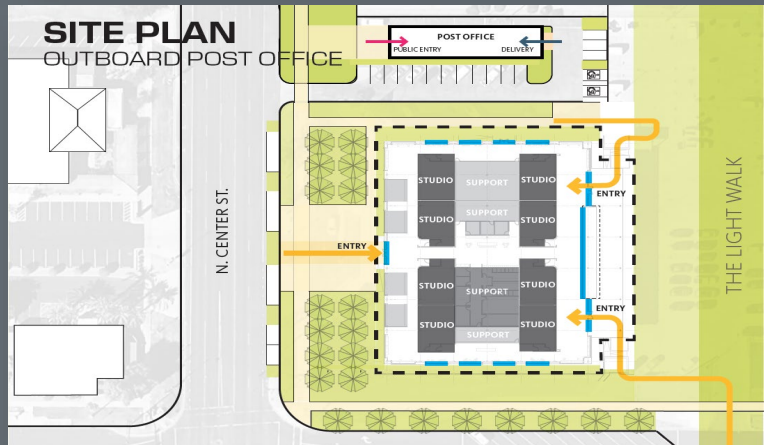
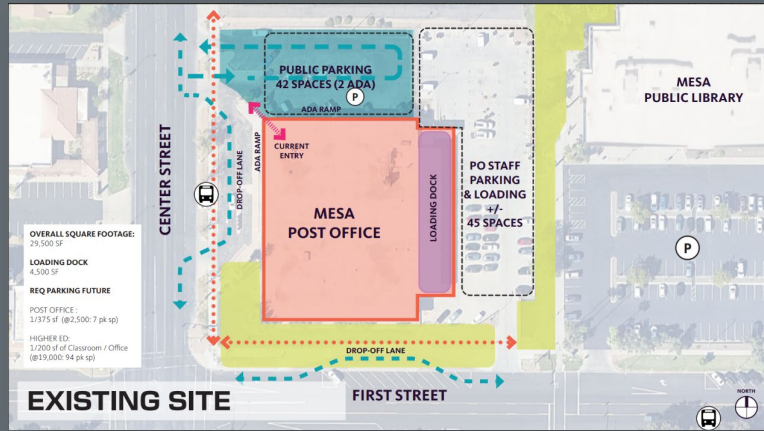
April 2026: Planning and Zoning Submittal

September 2026: Planning and Zoning Board Hearing

Winter 2026: City Council Hearing

September 2027: Commence Phase I Construction

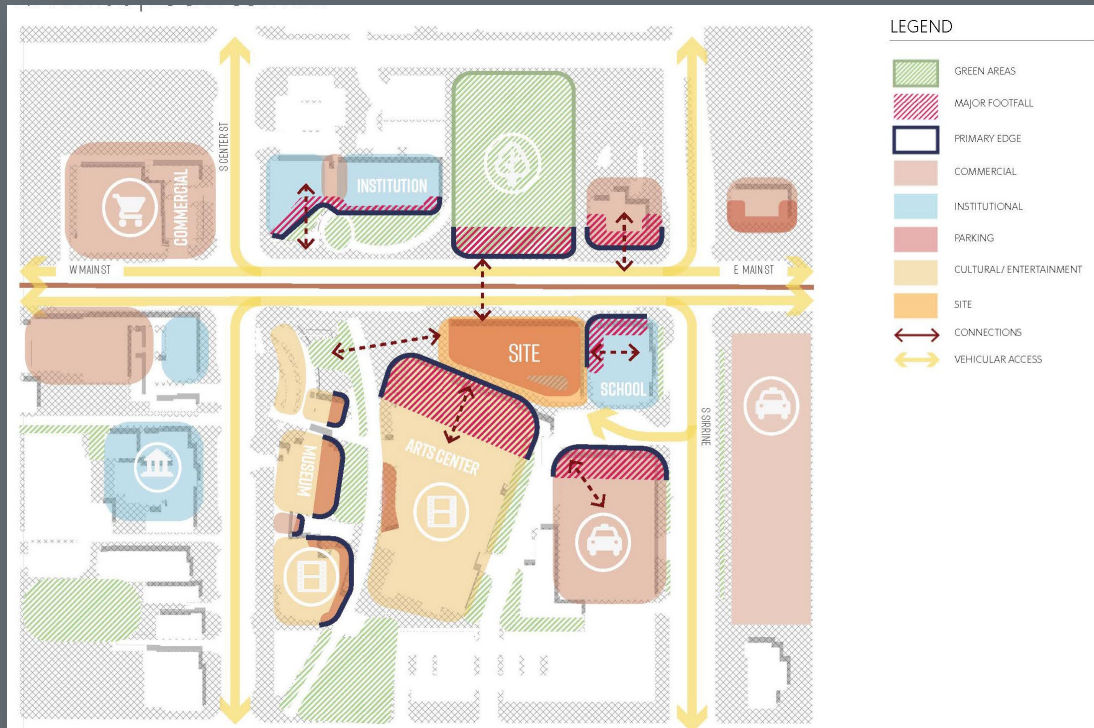






Aerial facing South

Gensler



May 2026: RFQ for redevelopment partner released

July 30, 2026: RFQ responses due

Summer 2026: Response evaluation

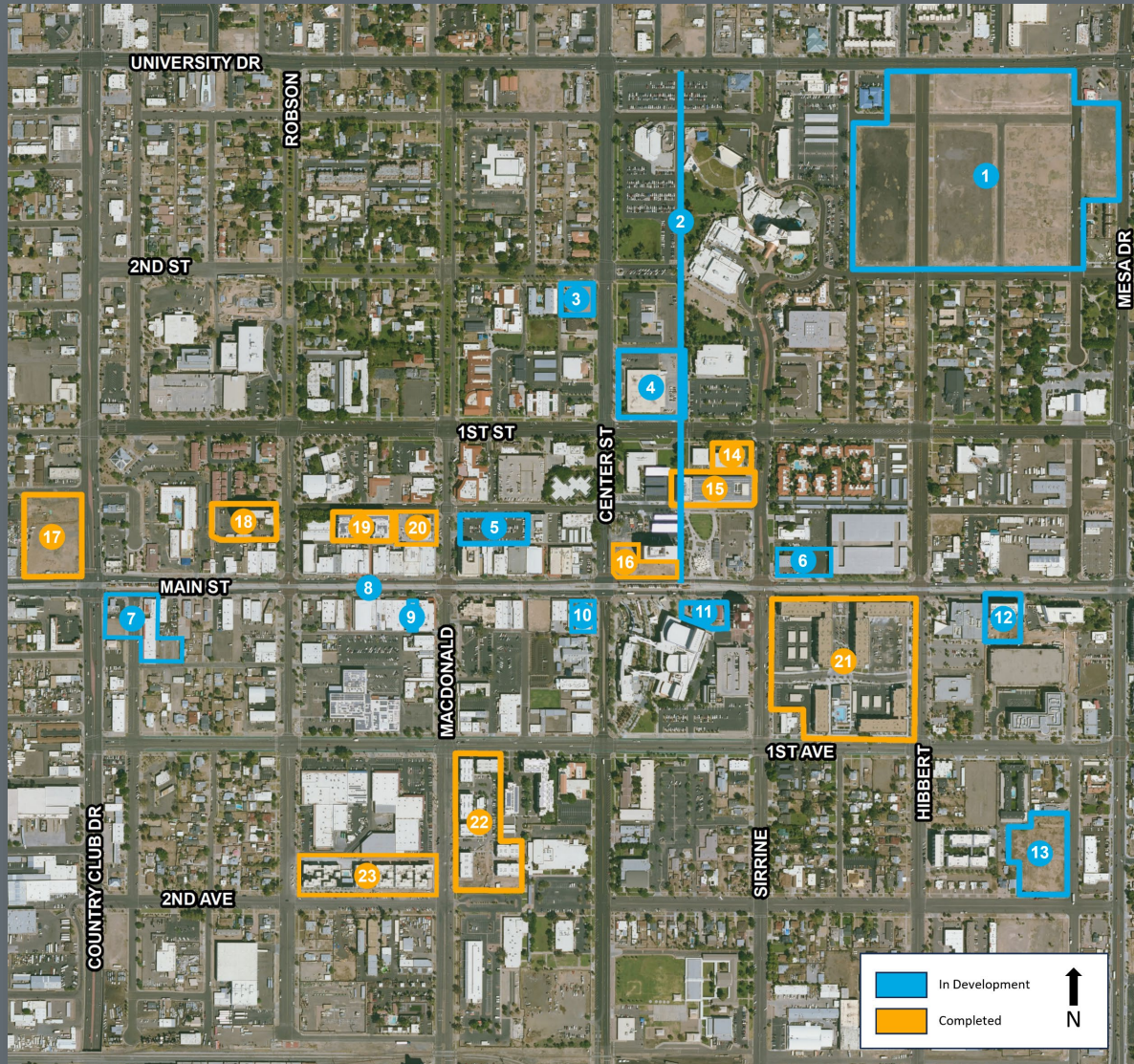
Fall 2026: Present staff recommendation to Council

Fall 2026: Enter negotiations with selected development partner



- Redevelopment of NEC of Centennial and Main
- Upscale AC Hotel by Marriott
 - 5-stories, 85,000 SF
 - 150 Rooms
 - 2,000 SF Bistro/Bar
 - 1,500 SF Meeting Space
 - Outdoor Pool





- 254** Residential units added 2010-2020
- 1,554** Residential units added since 2020
- 510** Residential units under construction
- 76** Room hotel delivered
- 156** Room hotel in planning and negotiation
- 1,100** Residential units in planning
- 45+** New businesses added since 2020



REDEVELOPMENT TOOLKIT UPDATE





Melody on Main



Proof Bread



Bread and Honey House



Espiritu

1 Demolition and Remediation Assistance

2 Code Compliance Revitalization Grant

3 Reuse Ready

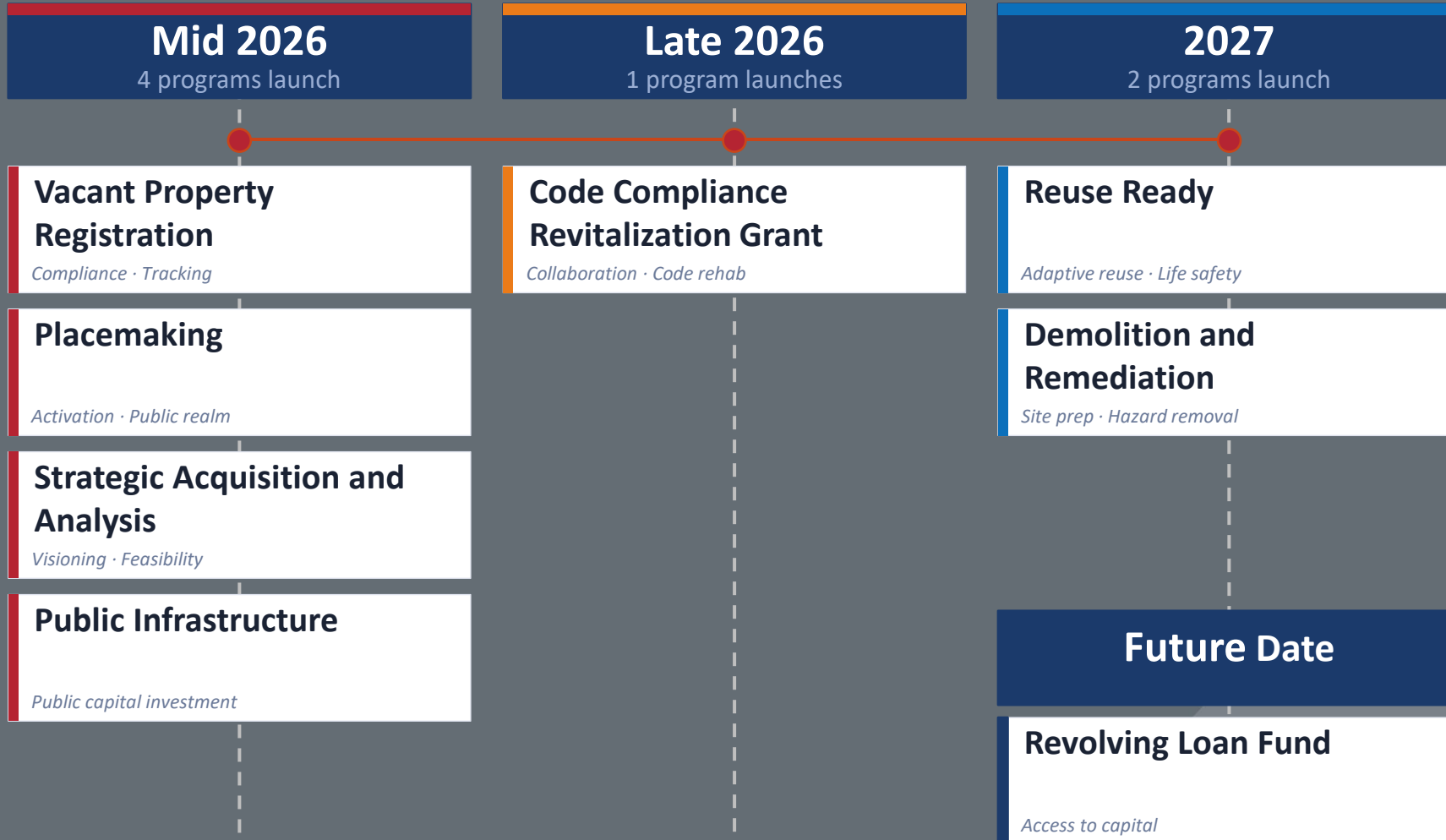
4 Vacant Property Registration

5 Revolving Loan Fund

6 Public Infrastructure

7 Placemaking

8 Strategic Acquisition and Analysis



MESA'S REDEVELOPMENT INCENTIVES

Redevelopment starts here.

Incentives that make it easier to reach your redevelopment goals

Small business owners

Property owners

Developers

Brokers

Built for the people who build Mesa.



Small business & property owners

Reinvest in your building or site with support that shares the cost.



Developers

De-risk redevelopment with a plan for public infrastructure.



Brokers

Bring opportunities to clients with incentives that strengthen the deal.



Partners & advisors

Attorneys, lenders, architects, and engineers helping projects come together.

A straightforward path from idea to reinvestment.

1

Connect

Reach out to the Office of Urban Transformation to talk through your project.

2

Apply

Submit a simple application for the incentives that fit your goals.

3

Get approved

We review eligibility and confirm terms and any matching commitment.

4

Build

Complete your work, receive support as your project moves forward, submit for reimbursement, and share your progress with the City annually.

Discussion

A modern lecture hall with rows of blue and orange chairs facing a stage. The stage features a large screen displaying the word "Discussion" in white text. The room has a high ceiling with recessed lighting and a dark wood paneling on the walls. The overall atmosphere is professional and contemporary.